

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES - *LAST CHANCE MEETING*

DATE: AUGUST 12, 2013

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
BENTLEY
LOEB
DICKINSON
MCDEVITT

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
KRISTEN MACEWAN, DEPUTY DIRECTOR OF REAL PROPERTY
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
MARTIN AUFFREDOU, COUNTY ATTORNEY
JOAN SADY, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS MASON
WESTCOTT
WOOD
MICHAEL SWAN, COUNTY TREASURER
SHELLY VANNOSTRAND, LEGAL ASSISTANT
MORGAN MUELLER, INTERN, COUNTY ATTORNEY'S OFFICE
DEBRA MCLEOD, SR. ACCOUNT CLERK, COUNTY TREASURER'S OFFICE
SARAH MCLENITHAN, LEGISLATIVE OFFICE SPECIALIST
PLEASE SEE ATTACHED SIGN-IN SHEET FOR ALL OTHER ATTENDEES

Mr. Monroe called the meeting of the Real Property Tax Services Committee to order at 9:35 a.m.

Motion was made by Mr. Loeb, seconded by Mr. McDevitt and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Lexie Delurey, Director of Real Property Tax Services, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. Monroe asked Martin Auffredou, County Attorney, to explain the tax foreclosure process and where the County was in this process. Mr. Auffredou advised that August 2, 2013 was the last day to redeem; therefore, he said today's Last Chance meeting was scheduled to give individuals an opportunity to explain their delinquency and make arrangements for payment. He explained if payment arrangements were not made for delinquent taxes, the County Attorney's Office would make a motion in the Supreme Court to obtain a judgement in the foreclosure action. He continued, once the judgement in foreclosure action was obtained the County would acquire title of the various parcels, which permitted them to be sold in the foreclosure auction scheduled for October. Mr. Auffredou requested that individuals limit their comments to two minutes.

Town of Johnsburg Parcel No. 132.-1-47.1- Kaye Heath

Ms. Heath apprised she had fallen behind on her taxes due to financial hardship and was requesting to enter into a new installment agreement. Michael Swan, County Treasurer, advised Ms. Heath was not eligible to enter into a new installment agreement until August 16, 2013.

Motion was made by Mr. McDevitt, seconded by Mr. Dickinson and carried unanimously to approve an extension of the delinquent tax payment due date to August 16, 2013 on the aforementioned parcel, when Ms. Heath would be eligible to enter into a new installment agreement.

Mr. Swan asked those making delinquent property tax payments to stop at his desk prior to proceeding to the Treasurer's Office with their payment.

Town of Johnsburg Parcel No. 66.10-2-30- Thomas Welsh

Mr. Welsh requested additional time to bring his installment agreement up-to-date, as he had fallen behind due to medical issues. He advised he would be able to pay the installment agreement in full if a one month extension was granted. Mr. Monroe suggested giving Mr. Welsh an extension until September 15, 2013 to pay in full. He noted that any payments received after August 31, 2013 would incur an additional interest charge of 1%, as well as a \$150 posting fee for the County Auction.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel to pay the amount necessary to bring the installment agreement current by September 15, 2013.

Town of Stony Creek Parcel Nos. 246.19-1-16, 246.19-1-17- Susan & Amy Harrington

Susan Harrington requested to enter into an installment agreement on both aforementioned parcels. Ms. Delurey asked Ms. Harrington if she was able to make the 25% down payment today to enter into an installment agreement and Ms. Harrington replied affirmatively.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to allow Ms. Harrington to enter into an installment agreement with the County on the aforementioned parcels with the 25% down payment due by September 15, 2013.

Village of Lake George Parcel Nos. 251.18-2-40, 251.18-2-41- Rocco Mastrantoni

Mr. Mastrantoni requested to extend the delinquent tax due date until August 16, 2013, when he would be eligible to enter into a new installment agreement.

Motion was made by Mr. Dickinson, seconded by Mr. McDevitt and carried unanimously to approve the extension of the delinquent tax payment due date to August 16, 2013 on the aforementioned parcels when Mr. Mastrantoni would be eligible to enter into a new installment agreement.

Mr. Bentley entered the meeting at 9:50 a.m.

Town of Chester Parcel No. 35.-1-19- Cleyona Smith (Dalaba)

Ms. Smith advised she was behind on her installment agreement due to financial hardships experienced from her husbands incarceration and she requested to enter into an installment agreement on the balance or a one year extension to pay the back taxes on the parcel. Ms. Delurey interjected that Ms. Smith would have to pay off her current installment agreement in the amount of \$3,543.45, as she was not eligible to enter into another agreement at this time. Mr. Auffredou stated that a 45 day extension could be granted. Mr. Monroe asked Ms. Smith if the property was listed for sale and Ms. Smith replied in the negative.

Mr. Loeb asked why a one year extension could not be granted and Mr. Auffredou replied that one year extensions were granted when the County was reasonably assured that all delinquent taxes on the property would be paid. He pointed out that previous properties had been granted one year extensions because they were actively being marketed and sold.

Discussion ensued.

Motion was made by Mr. Dickinson, seconded by Mr. McDevitt and carried unanimously to approve an extension of the due date for delinquent taxes owed for the aforementioned parcel until October 1, 2013 and for Ms. Smith to work with the County Attorney's Office on a plan to pay the back taxes.

Town of Bolton Landing Parcel Nos. 139.1-82, 139.1-86, 139.1-87, 139.1-88, 139.1-90, 139.1-91, 139.1-92- Ronning, Inc.

Wayne Judge, Esq., who represented lienholder James R. Leach, advised he was handling the foreclosure action on the aforementioned properties. He stated the back taxes would be paid in full once the foreclosure action had concluded and the property was sold. Mr. Auffredou suggested removing the parcel from the judgement and 2013 Tax Foreclosure action, as he felt a compelling argument had been made that the delinquent taxes would be paid in full. He said the parcel could be included in the 2014 actions if the property was not sold.

Motion was made by Mr. McDevitt, seconded by Mr. Bentley and carried by majority vote to remove the above aforementioned parcels from the judgement and 2013 Tax Foreclosure actions with Mr. Dickinson abstaining from the vote.

Town of Queensbury Parcel No. 308.18-2-13-Leroy Norton

Mr. Norton apprised that his father had passed away and he had been unable to pay the taxes. Mr. Monroe asked if he was eligible to enter into an installment agreement and Ms. Delurey replied affirmatively. Mr. Monroe questioned if Mr. Norton would be able to obtain the 25% down payment by September 15, 2013 to enter into an installment agreement and Mr. Norton replied affirmatively.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to allow Mr. Norton to enter into an installment agreement on the aforementioned property with the 25% down payment due on September 15, 2013.

Town of Horicon Parcel No. 105.-2-16- Lyle & Christine Saul

Mark Rehm, Esq., who represented the Sauls, advised there was a contract for sale of the property with a closing date scheduled for next week; therefore, he said, the back taxes owed would be paid in full.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel until September 15, 2013.

Town of Horicon, Parcel No. 54.-1-7, Joseph Dooris

Mr. Dooris requested a ten day extension, as he was waiting the arrival of funds from a withdrawal he made from his tax shelter annuity to pay the full balance. Mr. Monroe suggested offering an extension until September 15, 2013 to allow time for the check to be received and processed.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for back taxes owed on the aforementioned parcel until September 15, 2013.

Ms. Delurey suggested moving the next parcel to the end of the list, as she was unsure if anyone would attend to speak on behalf of the property owner.

Town of Thurman, Parcel No. 234.-1-8.-111- Robert Merchant

Mr. Merchant requested a one month extension to pay in full the delinquent taxes due on the parcel.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve an extension of the due date for back taxes owed on the aforementioned parcel until September 15, 2013.

Town of Bolton, Parcel No. 184.02-2-8- Ray Sheppard

Mr. Sheppard advised he had fallen behind on his taxes because of personal as well as financial hardships. He said he had paid down the amount owed from \$80,000 to \$20,000 and was requesting a 60 day extension to pay in full. Mr. Auffredou apprised a 60 day extension was beyond the time frame when the paperwork would be submitted for a motion for judgement. He recommend the parcel remain in the tax foreclosure sale and other options could be discussed if payment was not received in full by October 8, 2013.

Discussion ensued.

Pursuant to the discussion it was determined that no action would be taken.

Town of Stony Creek, Parcel No. 256.14-2-28- John Martin

Mr. Martin requested to enter into an installment agreement. He apprised he had fallen behind due to assisting family members with damages sustained from Hurricane Sandy. Mr. Monroe questioned if Mr. Martin was eligible for an installment agreement and Ms. Delurey replied affirmatively. Mr. Monroe suggested offering Mr. Martin an extension until September 15, 2013 to obtain the 25% down payment to enter into an installment agreement.

Motion was made by Mr. Loeb, seconded by Mr. Dickinson and carried unanimously to allow Mr. Martin to enter into an installment agreement on the aforementioned property with the 25% down payment due by September 15, 2013.

Town of Lake Luzerne, Parcel No. 274.-1-46- Dean Davies

Mr. Davies advised he had fallen behind on his taxes because he did not have an escrow account with his mortgage and he was requesting to enter into an installment agreement. Mr. Monroe asked Ms. Delurey if Mr. Davies was eligible for an installment agreement and she replied affirmatively.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to allow Mr. Davies to enter into an installment agreement on the aforementioned property with the 25% down payment due by September 15, 2013.

Town of Chester, Parcel No. 35.1-24.2- Grace Mock

Ms. Mock requested a six month extension to obtain the 25% down payment required to enter into an installment agreement. She stated that both she and her daughter were disabled and received minimal income from disability; therefore, she required more time to secure the funds. Mr. Monroe queried how much was required for the 25% down payment and Ms. Delurey responded that \$2646.26 was required. She noted that if a six month extension was granted there would be additional fees and interest due as well another tax cycle of school, and Town and County taxes due; therefore, she said, the amount required would increase.

Discussion ensued, following which it was determined that the aforementioned parcel would remain in the judgement and 2013 Tax Foreclosure Action and Ms. Mock should be referred to the Office for the Aging to seek legal services to assist and advise her on other options available over the next

60 days, such as refinancing or working with the Community Housing Trust in Essex County.

Town of Horicon, Parcel No. 87.2-2-18./1-Dawn Whitley, Lester Ackermann

Mr. Ackerman requested an extension to pay the installment agreement in full.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel to pay the amount necessary to bring the installment agreement current by September 15, 2013.

Town of Warrensburg, Parcel No. 210.19-1-17- Kevin Kinnarney

Mr. Kinnarney advised that he was granted a one year extension in 2009 by the Committee due to the unusual circumstances that applied to his case. He explained that he had paid the taxes; however, he said due to the amount being incorrect the Treasurer's Office had returned the funds to the bank and the funds were stolen by a bank employee. He stated that his home had burned down and he was suing his homeowners insurance to pay the total outstanding debt on the property; however, he apprised, the trial date scheduled for last week had been cancelled. He requested that the delinquent taxes either be forgiven or he be granted another one year extension. Mr. Monroe questioned if a new trial date had been scheduled and Mr. Kinnarney replied in the negative.

Discussion ensued.

Pursuant to the discussion, motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve a one year extension on the above aforementioned parcel with Mr. Kinnarney providing written status updates to the Real Property Tax Services Office.

Town of Chester, Johnsburg and Warrenburg, Tax Map Parcel Nos. 49.-1-3.2, 65.-1-12, 66.10-1-67 and 211.9-1-41-Rebecca Mulvey

Ms. Mulvey requested an extension due to personal and financial hardships. She advised that she had paid down a large portion of the debt; however, she said, she would require an extension to come up with the 25% down payment to enter into an installment agreement. Ms. Delurey asked how much additional time Ms. Mulvey would require and Ms. Mulvey replied she would require a 90 day extension. She stated she would be willing to list one of the properties for sale and use the proceeds once a sale was finalized to pay off the delinquent taxes on all the properties.

Discussion ensued.

Pursuant to the discussion, motion was made by Mr. Bentley, seconded by Mr. Loeb and carried unanimously to approve a one year extension on the above aforementioned parcels contingent upon the owner placing the property of 6 Hanpeter Street in Johnsburg, New York be marketed and sold with the sale proceeds being used to pay off all taxes owed on all properties.

Town of Bolton Landing, Parcel No. 171.15-3-91- Bolton Landing LLC-Buddy Foy

Ms. Delurey informed that Mr. Foy was unable to attend the meeting; however, she noted, she had received a check for payment in full of the balance due.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel until August 12, 2013.

Town of Queensbury, Parcel Nos. 278.-1-46, 278.-1-48, 278.-1-49, and 278.-1-61- Skip Stranahan, Stranahan Industries & American Tree Co.

Mr. Stranahan advised he had every intention of paying off the balance in full in 60 days; however, he noted, he felt the property had been assessed incorrectly. He said he found it unfair that he paid taxes on property assessed at over \$700,000 when he had purchased it for \$2,600. Mr. Swan apprised he had spoken to Mr. Stranahan on several occasions and Mr. Stranahan's main concern was that he was improperly assessed. He said the property assessment was based on buildings that were no longer on the property and for this reason Mr. Stranahan did not feel he should have to pay the taxes. Mr. Auffredou asked if Mr. Stranahan had filed a grievance with the Town of Queensbury to challenge the assessment and Mr. Stranahan replied in the affirmative. He said that he was notified he would have to pay the delinquent taxes on the property and a refund would be issued for the overpaid taxes plus interest.

Discussion ensued.

Pursuant to the discussion motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension for the aforementioned parcel with payment of full the back taxes owed due in sixty days.

Mr. Monroe reminded Mr. Stranahan that if the payment was received after August 31, 2013 additional penalties and fees would apply.

Town of Thurman, Parcel No. 209.3-1-17- Terry Venum Sr.

Mr. Venum advised that he was prepared to make full payment of the balance due today.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel due to September 15, 2013.

Town of Lake Luzerne, Parcel No. 317.16-1-69, Westerhold Estate, Deborah Combs

Thomas Clements, Esq. advised he represented Deborah Combs, who had inherited the aforementioned property from her mother. He stated that he had secured a home equity loan for Ms. Combs to pay the balance due in full; however, he said, the closing was not scheduled as of yet. He noted the closing would take place within the next week and payment would be made in full.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel to September 15, 2013.

Mr. Clements added that he worked with the Office for the Aging to provide legal counsel to senior citizens. He said that senior citizens could apply for reverse mortgages or refinancing to pay any delinquent taxes they may owe. Mr. Monroe advised another option was the Community Housing Trust in Essex County that he had previously mentioned. He explained that they purchased foreclosed properties and allowed the individuals to remain in the homes. He said if the home was sold the individual would retain 25% of the equity.

Town of Johnsburg, Parcel No. 102.10-1-6- Paul Logue

Mr. Logue requested to enter into an installment agreement on the balance due. Mr. Monroe asked Ms. Delurey if Mr. Logue was eligible and she replied affirmatively. Mr. Monroe asked Mr. Logue if he would be able to obtain the 25% down payment required by September 15, 2013 and Mr. Logue replied affirmatively.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to allow Mr. Logue to enter into an installment agreement on the aforementioned property with the 25% down payment due by September 15, 2013.

Town of Chester, Parcel No. 16.-1-65- Khris Saville

Mr. Saville requested an extension to bring his installment agreement up to date, as he had missed the last two payments due to unemployment. Mr. Monroe asked Mr. Saville if he would be able to secure the payment by September 15, 2013 and he replied that he was unsure; however, he noted, he thought he would be able to secure the payment prior to October 1, 2013 to avoid further penalties and fees. Ms. Delurey interjected that if the payment was not received prior to September 1, 2013 additional interest and fees would apply.

Discussion ensued.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve the aforementioned parcel for an extension on the back taxes with payment in full due in sixty days to bring the installment agreement current and for Mr. Saville to provide status updates to the Real Property Tax Services Office.

Town of Stony Creek, Parcel No. 233.-1-70.1- May Tremaine

Ms. Tremaine requested to enter into an installment agreement. Mr. Monore asked Ms. Delurey if Ms. Tremaine was eligible for an installment agreement and she replied affirmatively. Mr. Monroe asked Ms. Tremaine if she would be able to secure the 25% down payment by September 15, 2013 and she replied affirmatively.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to allow Ms. Tremaine to enter into an installment agreement on the aforementioned property with the 25% down payment due by September 15, 2013.

Town of Chester, Parcel No. 105.6-1-11- Constance Russell

Ms. Russell requested to enter into an installment agreement. Mr. Monroe asked Ms. Delurey if Ms. Russell was eligible for an installment agreement and she replied affirmatively.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to allow Ms. Russell to enter into an installment agreement on the aforementioned property with the 25% down payment due by September 15, 2013.

Town of Thurman, Parcel No. 181.-1-29- Michael E. Archer Trust

Ms. Delurey advised she had received a money order for the 25% down payment to enter into an installment agreement.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to allow the Michael E. Archer Trust to enter into an installment agreement on the aforementioned property.

Town of Queensbury, Parcel Nos. 309.14-1-72 & 309.14-1-74- Cynthia & Gary Burch

Ms. Delurey apprised she had received a check for the 25% down payment to enter into an installment agreement.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to allow Cynthia & Gary Burch to enter into an installment agreement on the above aforementioned parcels.

Town of Stony Creek, Parcel No. 246.19-1-23- Margaret Kesy

Ms. Delurey advised she had received a check for the 25% down payment to enter into an installment agreement.

Motion was made by Dickinson, seconded by Mr. Bentley and carried unanimously to allow Margaret Kesy to enter into an installment agreement on the above aforementioned parcels.

Town of Lake Luzerne, Parcel No. 292.-1-15.131- Gene Scofield

Mr. Scofield said he was prepared to make a payment today in full of the back taxes owed.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to approve an extension of the due date for back taxes owed on the aforementioned parcel until September 15, 2013.

Town of Queensbury, Parcel No. 301.12-3-45- Natalie & Scott Burlingame

Ms. Delurey advised that the Burlingame's were unable to attend today's meeting; however, she said, they had contacted their mortgage company and a payment for the full balance due would be received by the end of the week.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve an extension of the due date for back taxes owed on the aforementioned parcel until September 15, 2013.

Village of Lake George, Parcel Nos. 251.18-4-27 and 251.18-4-28- Joyce Senseman

Ms. Delurey advised that she had spoken to Ms. Senseman and encouraged her to attend the meeting; however, she said, she was not in attendance today. Mr. Swan stated that he did not think Ms. Senseman had a thorough understanding of the steps necessary to avoid the foreclosure actions and Ms. Delurey concurred.

Discussion ensued.

Pursuant to the discussion, motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel until September 15, 2013 and to refer Ms. Senseman to the Office for the Aging for assistance.

Town of Chester, Parcel No. 66.7-1-2.8- Jeffrey Charles Tew

Pursuant to Mr. Tew expressing his aversion towards governmental proceedings, motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve an extension of the due date for back taxes owed on the aforementioned parcel until August 12, 2013.

With regards to Parcel No. 168.-1-6 in the Town of Warrensburg, Ms. Delurey noted that there was no one in attendance to speak on behalf of Jane Tyrell. She advised that Ms. Tyrell had vacated the home, because it was uninhabitable. She said that Ms. Tyrell had indicated she would be moving into a mobile home within the next few weeks. Mr. Monroe asked if Ms. Tyrell had advised whether she intended to pay the back taxes owed and Mr. Swan replied that she had informed him that she did not have the means to secure the funds required. Mr. Bentley suggested offering her a thirty day extension and Mr. Monroe added she should be referred to the Department of Social Services (DSS) for assistance.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel until September 15, 2013 and refer Ms. Tyrell to the DSS for assistance.

Ms. Delurey asked if there were attendees not included on the list who wished to address the Committee.

Town of Queensbury, Parcel No. 278.20-1-11- Helen Langlois

Matthew Langlois advised that his mother had passed away in 2010 and he had been unaware that the Attorney handling her estate had not paid the 2010 taxes. He advised all other taxes on the property were current and he requested to enter into an installment agreement. Mr. Swan asked Mr. Langlois if he had documentation proving he had ownership of the property and Mr. Langlois replied affirmatively.

Motion was made by Mr. Loeb, seconded by Mr. Bentley and carried unanimously to allow Mr. Langlois to enter into an installment agreement on the above aforementioned parcel with the 25% down payment due by September 15, 2013.

Mike Monroe advised he was in attendance to respond to the posting on his door. Ms. Delurey stated that the payment had been received and no action was required.

Town of Lake George, Parcel Nos. 224.304-1-15, 224.04-1-20, 237.00-2-10, 238.00-1-7, 238.00-1-8 and 238.00-1-29- Truesdale Hill LLC

James Snyder, Esq. advised he was appearing on behalf of his client, Hoover Brandy, who was in the process of foreclosing on the aforementioned parcels. He requested that the parcels be removed from the foreclosure action for this year, as he felt the property would be sold within six months and payment would be made in full on the delinquent taxes. Mr. Auffredou questioned where they were in the foreclosure process and Mr. Snyder replied it had just commenced.

Discussion ensued.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to remove the above aforementioned parcels from the judgement and 2013 Tax Foreclosure action and request Mr. Snyder to provide quarterly status updates to the County Attorney's Office.

Mr. Auffredou apprised that Shelly VanNostrand, Legal Assistant, had received a call just prior to the meeting from Brendan Wolfe, Esq, with regards to Parcel No. 303.20-2-44 in the Town of Queensbury. He stated that Mr. Wolfe advised that he represented Mr. Callahan who held the mortgage on the property. He requested a 30 day extension to pay off the balance of the installment agreement so that Mr. Callahan may retain his interest in the property.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel until September 15, 2013.

Mr. McDevitt requested an update on Town of Queensbury Tax Map Parcel No. 309.13-1-73, which had been granted a one year extension at the August 13, 2012 Real Property- Last Chance meeting. Mr. Auffredou advised that there were no major changes to report and noted the only status update he received was an email from Matthew Ludemann, Esq. this morning apprising that a purchase agreement was in place and that the engineering firm was continuing with their clean up of the property. He said Mr. Ludeman had indicated that he did not foresee the work being completed by

the end of the month since the New York State Department of Conservation (NYSDEC) had not signed off on it. He suggested that the Engineering firm hired by Mr. Ludemann's client and the NYSDEC were not agreeable to the clean up work that needed to be completed. He noted that no closing date had been scheduled as of yet.

Mr. McDevitt asked whether it would be discourteous to ask for a copy of the sales contract and Mr. Auffredou replied in the negative. He stated he felt some of the information disclosed on the sales contract would be redacted; however, he said, he would request a copy. He noted the property was not included in the 2013 foreclosure action. Mr. Loeb suggested notifying them that they had surpassed the extension that was granted to them. Mr. Auffredou advised that the property could not be included in this years foreclosure action; however, he said, a letter could be sent notifying them if the full balance was not received, the property would be included in the 2014 foreclosure action. Mr. McDevitt expressed his disappointment that the quarterly reports promised were never received.

Ms. Delurey noted that no status updates were ever received on Parcel No. 16.-1-25 located in the Town of Chester. She advised that the Town Assessor had lowered the assessment on the property for the 2013 tax year and the property was listed for sale. She said she knew of two price reductions on the property thus far; however, she said, she was unsure if the listing was still active. Mr. Swan interjected that the listing was still active.

Mr. Auffredou advised that he had received a cashiers check from Dale Javino in the amount of \$500 for Parcel No. 52.-1-4 in the Town of Chester. Ms. Delurey noted that the property owners had defaulted on their installment agreement and \$500 was not enough to bring the agreement up to date. Mr. Auffredou suggested giving Mr. Javino an extension until September 15, 2013 to become current on his installment agreement.

Motion was made by Mr. Loeb, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the aforementioned parcel to pay the amount necessary to bring the installment agreement current by September 15, 2013.

This concluded the Last Chance portion of the Real Property Tax Services Committee meeting. With regards to Item III(A) on the agenda, Mr. Auffredou advised that Maple Abstract & Realty Corp. was the sole bidder to provide certified abstracts of title for delinquent tax parcels for Warren County. He stated they were currently the company that provided this service and there would be no change in the rates.

Motion was made by Mr. McDevitt, seconded by Mr. Dickinson and carried unanimously to authorize the new contract with Maple Abstract & Realty Corp. as outlined above and the necessary resolution was authorized for the August 16, 2013 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Agenda Item III(B), Mr. Auffredou apprised, referred to deleting the 1991 through 2013 taxes on Tax Map Parcel No. 223.7-1-24 in the Town of Warrensburg in the amount of \$59,668.80 from the County tax roll. He explained that once foreclosure proceedings had concluded Warren County would convey the property to the Town of Warrensburg for park space.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to authorize deletion of the 1991 through 2013 taxes on the above referenced parcel as outlined and the necessary resolution was authorized for the August 16, 2013 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Agenda Item III(C) referred to the request to authorize Warren County to convey and transfer title of Tax Map Parcel No. 223.7-1-24 located in the Town of Warrensburg to the Town of Warrensburg upon approval of the Warren County Supreme Court.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to authorize Warren County to convey and transfer of title of the above aforementioned parcel as outlined above and the necessary resolution was authorized for the August 16, 2013 Board meeting. *A copy of the resolution request form is on file with the minutes.*

With regards to new business, Mr. Auffredou advised that Daniel Ellsworth had expressed a desire to acquire the remaining portion of the Old Glens Falls/Lake George Road. He reminded the Committee that in February of 2012 the full Board had authorized the sale of a portion of the road to Mr. Ellsworth for \$2,100. He said that Ms. Delurey had opined that the value of the remainder of the road was \$348; however, he advised, he had been informed by the Treasurer that the \$2,100 purchase price had encompassed this portion of the property, as well. He suggested conveying the property to Mr. Ellsworth at no cost pending notification from the adjacent owners they had no interest in the property. Mr. Dickinson questioned whether adjacent property owners would obtain a right of way and Mr. Auffredou replied affirmatively.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to authorize the conveyance of the remainder of the Old Glens Falls/Lake George Road to Daniel Ellsworth with the condition that the current use by adjoining owners is preserved and the necessary resolution was authorized for the August 16, 2013 Board meeting. *A copy of the resolution request form is on file with the minutes.*

The final item on the agenda, Mr. Monroe advised was a request for Ms. Delurey to attend the Introduction to Farm Appraisal at the Steuben County Civil Defense Building in Bath, New York from September 22- September 27, 2013 utilizing a County vehicle.

Motion was made by Mr. Loeb, seconded by Mr. Bentley and carried unanimously to authorize the attendance at the conference as outlined above. *A copy of the Authorization to Attend Meeting or Convention is on file with the minutes.*

Mr. Swan interjected he had received a message regarding Parcel No. 303.20-1-31 in the Town of Queensbury. He said that Harvey Wilson was disabled and had been unable to attend today's meeting; however, he stated, he was requesting an extension. Mr. Bentley suggested granting an extension as well as referring Mr. Wilson to the Office for the Aging for assistance.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve an extension of the due date for the back taxes owed on the above aforementioned parcel until September 15, 2013 and refer Mr. Wilson to the Office for Aging for assistance.

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Bentley and seconded by Mr. Dickinson, Mr. Monroe adjourned the meeting at 12:33 p.m.

Respectfully submitted,
Sarah McLenithan, Legislative Office Specialist